



Property Variance Request

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Variance Request – 7247 Ayers Road

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Request:

To place a prefabricated shed on our property in the “side yard”, off the driveway.

Shed Specifications:

10' x 14' (140 sq ft)

77” side walls

Picture of an example to the right.



Variance Request – 7247 Ayers Road

The purpose of this document is to address the seven standards supporting our request and application for a zoning variance at our residence located at 7247 Ayers Road, Cincinnati, OH 45255. We request a variance to install a prefabricated 12ft x 14ft shed fabricated and installed by Miller Barns in our side yard instead of back yard per zoned. Landscaping prep and finish will be done by a certified professional company yet to be determined.

- I. The property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
 - a. The property at 7247 Ayers Road is a very wooded lot with significant hill side inclines on 3 sides. Adding a prefabricated shed would provide more useable space on our limited flat land increasing the utility of the property.
- II. The variance is substantial;
 - a. The variance is to add a shed to the “side yard” instead of the “backyard”. Our property topography does not allow for a shed to be placed in the backyard without significant investment and impact on the functionality of said shed, which would not be reasonably functional due to the incline of the access to the shed.
- III. The essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;
 - a. We do not feel the character of the neighborhood, or our adjoining neighbors would suffer detrimental curb appeal. Many of our neighbors have prefabricated sheds on their property, including the immediately adjoining neighbor has a prefabbed shed that would be within ~75 feet of this shed with similar street view. In addition, our property is very wooded, and we plan to utilize the trees to minimize the site lines of the shed from the road or neighboring property. Our goal is for the shed to be minimal visible by our neighbors or from the road.

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- IV. The variance would adversely affect the delivery of governmental services (i.e. water, sewer, garbage);
 - a. The variance request will not affect the delivery of government services. The shed will be out of the way and not interfere with water, sewer, garbage services.
- V. The property owner purchased the property with knowledge of the zoning restrictions;
 - a. We purchased the property +10 years ago without the intent of adding an auxiliary structure. We had no interest in the zoning restrictions and sequential impact at that time.
- VI. The property owner's predicament can be feasibly obviated through some method other than a variance;
 - a. The township requires a variance as the area is considered "side yard". Relocating the shed is not feasible due to the topography of the property.
- VII. The spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
 - a. The variance would allow us to better utilize our property while maintaining the intent of the zoning requirement. As our lot is very wooded and significantly hidden from the road; the curb appeal will maintain.

7247 Ayers Road – Shed Site Plan

Shed Specifications:

Footprint: 10' x 14' (140 sq ft)

Height: 77" side walls with pitched roof

Roof: Metal gable roof

Doors: 72" by 72" double doors

Walls: Studs 16" on center

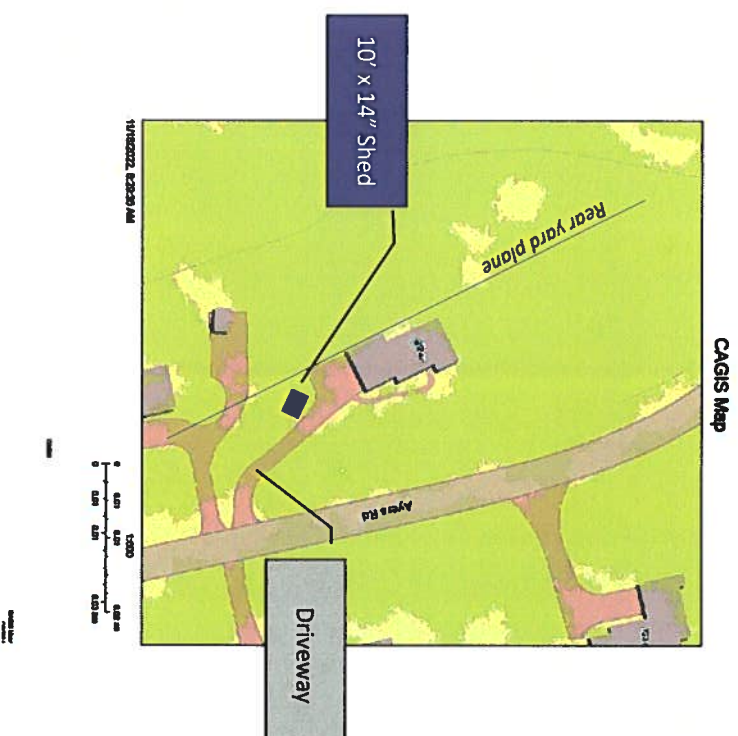
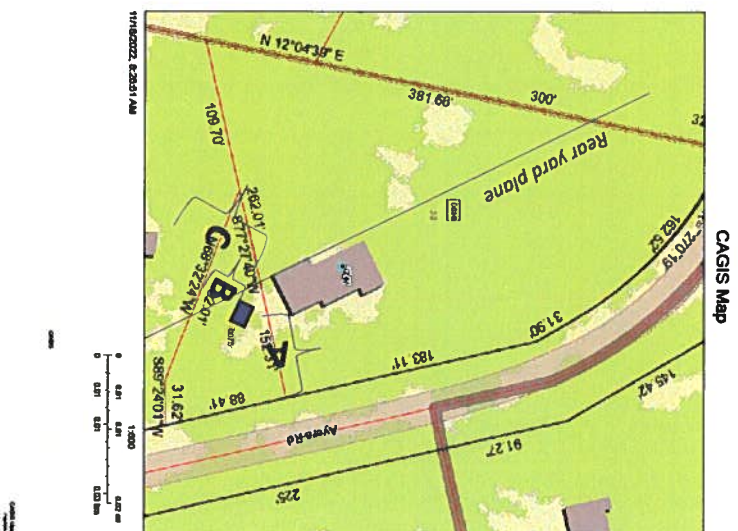
Picture of an example to the right.



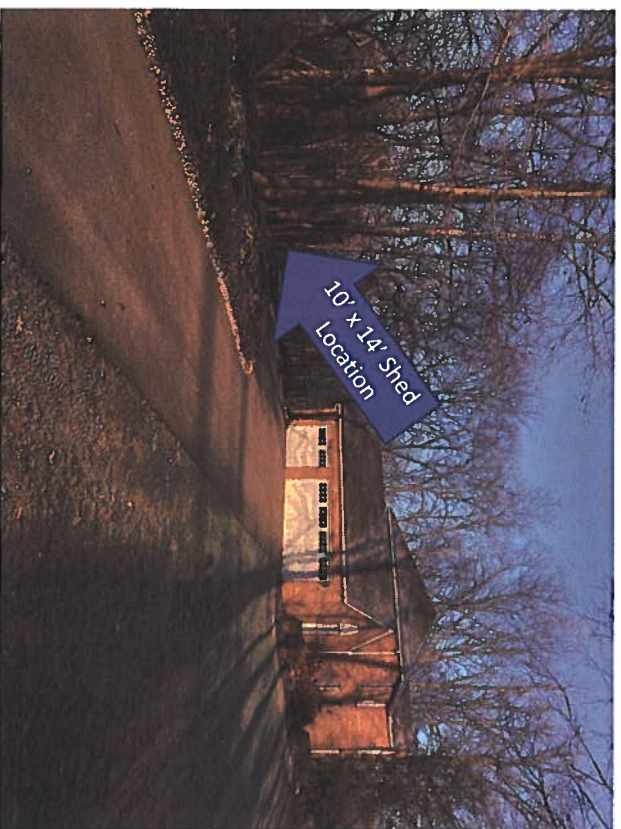
7247 Ayers Road – Shed Site Plan

We would like to install an auxiliary building in the form of a 10' x 14' prefabricated shed in our side yard, located within our woods, off our driveway. See below for the location of the shed (in blue) compared to the property lines and compared to the house and driveway maps.

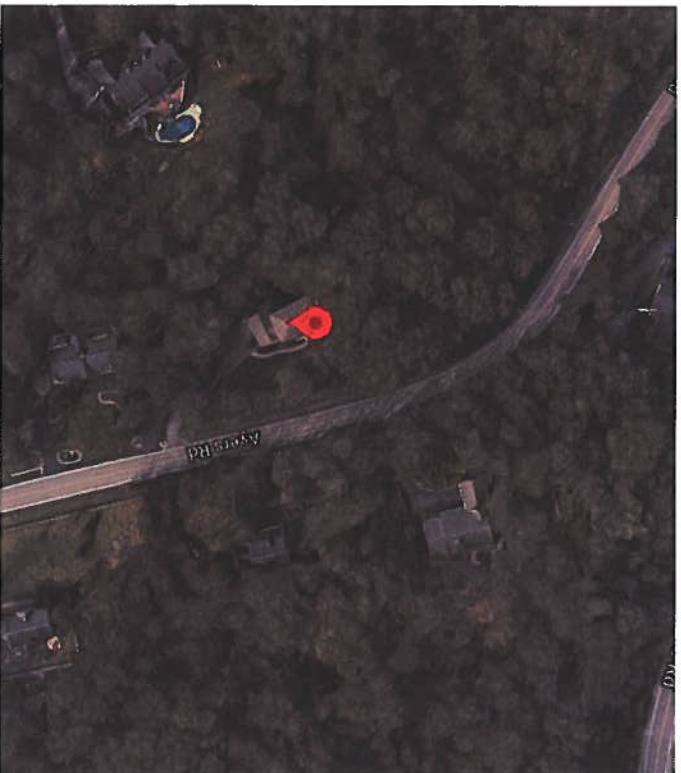
- A. 65 feet from property line at road (see below)
- B. 35 feet from property line in back (see below)
- C. 75 feet from the neighbors shed in back (see below)



7247 Ayers Road – Shed Site Plan



7247 Ayers Road – Shed Site Plan



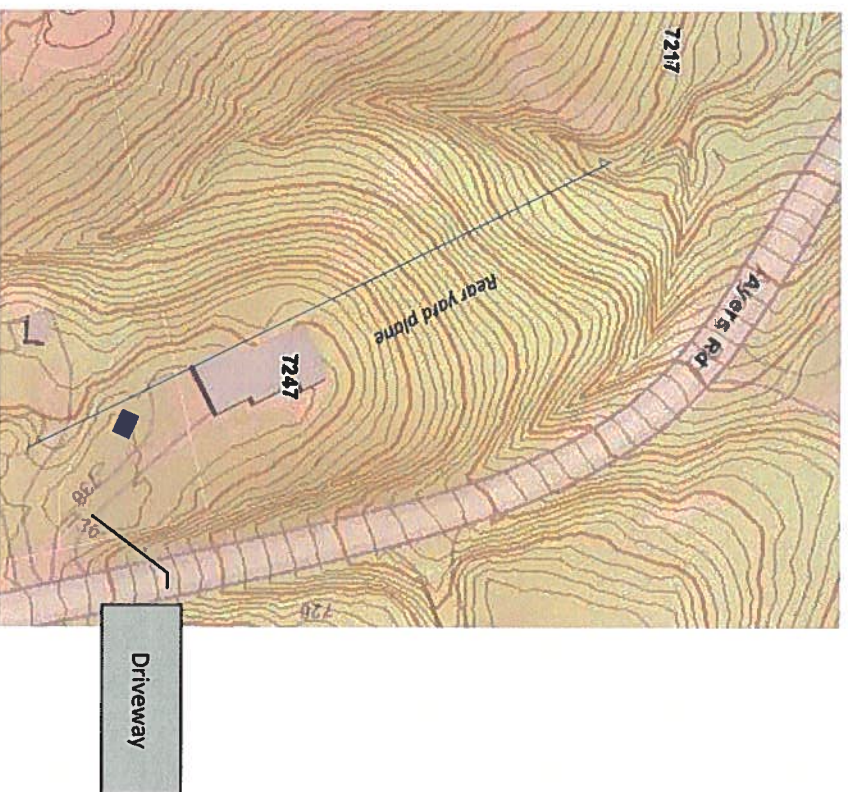
The lot is very wooded, which will hide the shed and limit the impact to neighbors, maintaining the character of the neighborhood. The shed will not be visible from Ayers when approaching from the north and only partially visible when approaching from the south.

Google satellite view left.

Google street view below.



7247 Ayers Road – Topography



The topography of our backyard limits our ability to place a shed in backyard as per zoning requirements.

installing the shed in the back would require significant investment and even then, the declined access would make the shed impractical to use.

